HOUSING MARKET INFORMATION

HOUSING NOW

Montréal CMA

Canada Mortgage and Housing Corporation

Date Released: February 2009

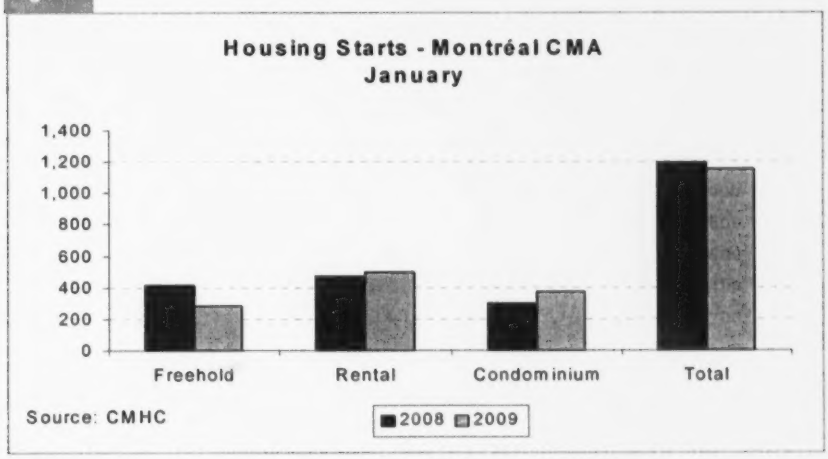
RESIDENTIAL CONSTRUCTION DIPS IN THE MONTRÉAL METROPOLITAN AREA

The latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC) revealed that residential construction fell in the Montréal census metropolitan area (CMA) at the beginning of 2009. In fact, 1,153 starts were enumerated in January, compared to 1,192 during the same period in 2008.

In January, the decrease in activity recorded in the freehold home segment (138 fewer units) was almost fully offset by the increase of 99 units registered in the rental and condominium housing segments.

In the freehold home category, semi-detached and row housing construction fell by 44 per cent and

Figure 1



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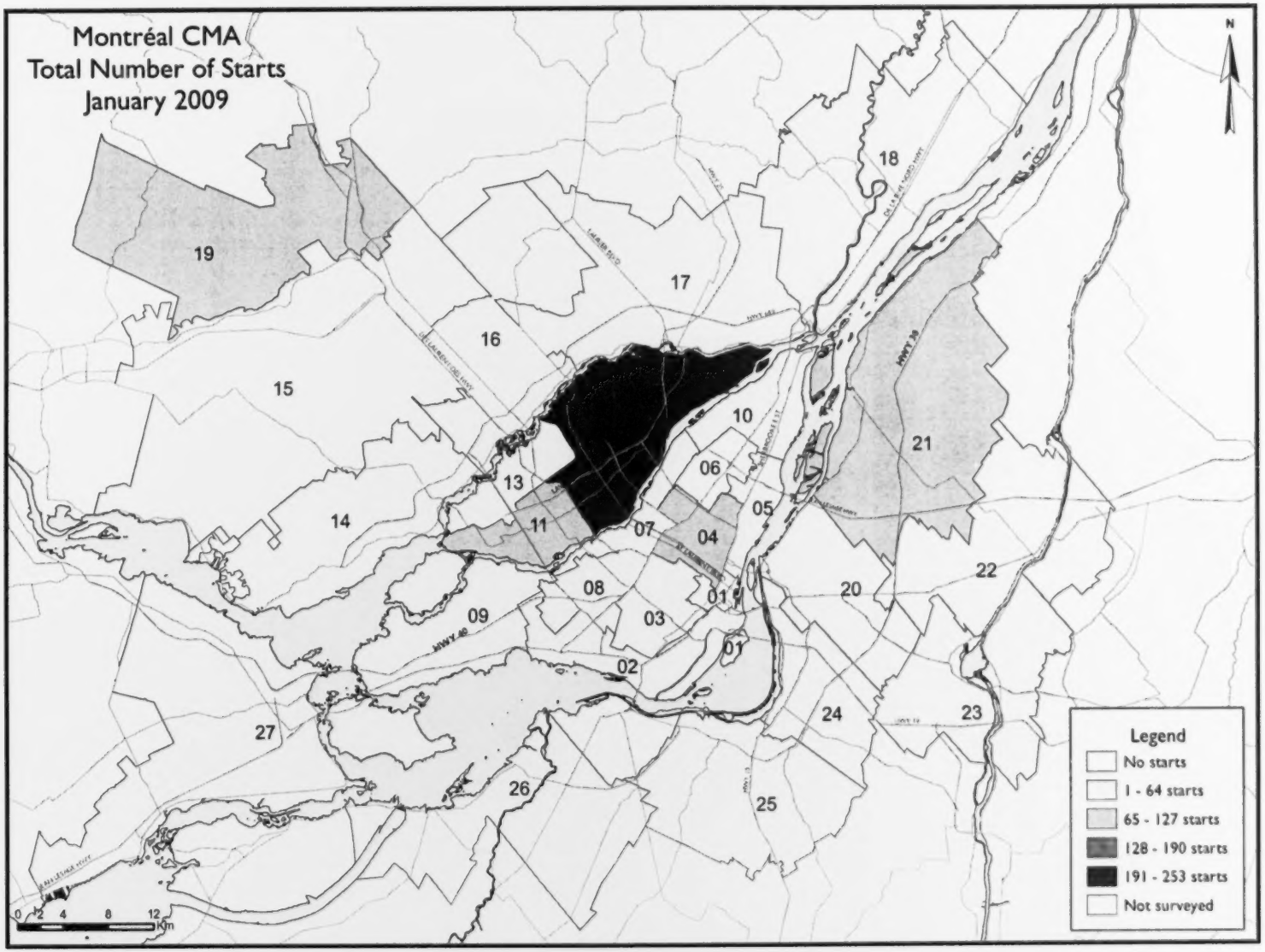
single-detached home building, by 28 per cent. In all, foundations were laid for 278 single-detached, semi-detached and row houses in January 2009.

Rental housing starts, for their part, increased by 5 per cent compared to January 2008, as they rose from 475 to 500 units. The high level of production was mainly attributable to the retirement home niche, which accounted for three quarters of all rental housing units started this past month. Condominium starts went up from 301 units in January 2008 to 375 in January 2009, for a hike of 25 per cent. Condominiums, thanks to their greater affordability, continue to do well. In fact, it was the North Crown—the least expensive sector in the Montréal CMA—that recorded the strongest growth in starts of this type.

The North Crown and Vaudreuil-Soulanges both posted increases in activity, as starts in these sectors rose by 112 per cent and 14 per cent, respectively. The major gain registered in the North Crown was largely attributable to the start of construction on a retirement home with nearly 250 units in Laval. The Island of Montréal and the South Crown, on the other hand, recorded decreases of 56 per cent and 14 per cent, respectively. The decline observed on the Island of Montréal was due to the rental housing segment, in which starts fell from 404 to 72 units. The production of rental units in this sector had been strong in January 2008, thanks to the start of two retirement homes.


Montréal CMA
Total Number of Starts
January 2009
N
Legend
No starts
1 - 64 starts
65 - 127 starts
128 - 190 starts
191 - 253 starts
Not surveyed
0 2 4 8 12 Km
01
02
03
04
05
06
07
08
09
10
11
13
14
15
16
17
18
19
20
21
22
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24
25
26
27

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2009	200	40	38	0	0	375	0	428	1 153
January 2008	276	60	80	0	6	295	0	475	1 192
% Change	-27,5	-33,3	-52,5	n/a	-100,0	27,1	n/a	-9,9	-3,3
Year-to-date 2009	200	40	38	0	0	375	0	428	1 153
Year-to-date 2008	276	60	80	0	6	295	0	475	1 192
% Change	-27,5	-33,3	-52,5	n/a	-100,0	27,1	n/a	-9,9	-3,3
UNDER CONSTRUCTION									
January 2009	1 876	330	586	0	215	5 991	0	3 641	12 895
January 2008	2 660	392	459	0	343	5 099	44	5 312	14 983
% Change	-29,5	-15,8	27,7	n/a	-37,3	17,5	-100,0	-31,5	-13,9
COMPLETIONS									
January 2009	420	48	77	0	20	441	0	394	1 400
January 2008	472	42	41	0	25	195	0	340	1 224
% Change	-11,0	14,3	87,8	n/a	-20,0	126,2	n/a	15,9	14,4
Year-to-date 2009	420	48	77	0	20	441	0	394	1 400
Year-to-date 2008	472	42	41	0	25	195	0	340	1 224
% Change	-11,0	14,3	87,8	n/a	-20,0	126,2	n/a	15,9	14,4
COMPLETED & NOT ABSORBED									
January 2009	655	153	138	0	73	1 631	5	2 424	5 079
January 2008	613	105	86	0	81	1 881	2	1 684	4 452
% Change	6,9	45,7	60,5	n/a	-9,9	-13,3	150,0	43,9	14,1
ABSORBED									
January 2009	415	48	83	0	24	442	0	405	1 417
January 2008	439	46	54	0	29	334	0	213	1 115
% Change	-5,5	4,3	53,7	n/a	-17,2	32,3	n/a	90,1	27,1
Year-to-date 2009	415	48	83	0	24	442	0	405	1 417
Year-to-date 2008	439	46	54	0	29	334	0	213	1 115
% Change	-5,5	4,3	53,7	n/a	-17,2	32,3	n/a	90,1	27,1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
January 2009	17	22	20	0	0	145	0	0	276
January 2008	23	14	51	0	0	134	0	404	626
Laval									
January 2009	28	2	0	0	0	101	0	258	389
January 2008	47	20	7	0	0	35	0	9	118
Rive-Nord									
January 2009	74	8	18	0	0	38	0	108	246
January 2008	106	10	18	0	0	30	0	18	182
Rive-Sud									
January 2009	56	4	0	0	0	85	0	47	192
January 2008	70	16	4	0	6	90	0	36	222
Vaudreuil-Soulanges									
January 2009	25	4	0	0	0	6	0	15	50
January 2008	30	0	0	0	0	6	0	8	44
Montréal CMA									
January 2009	200	40	38	0	0	375	0	428	1 153
January 2008	276	60	80	0	6	295	0	475	1 192
UNDER CONSTRUCTION									
Île de Montréal									
January 2009	166	98	106	0	142	3 281	0	374	4 337
January 2008	225	48	167	0	166	3 188	12	2 263	6 648
Laval									
January 2009	262	44	162	0	0	675	0	1 313	2 456
January 2008	384	74	41	0	28	296	20	1 407	2 250
Rive-Nord									
January 2009	737	46	245	0	0	743	0	785	2 606
January 2008	1 038	72	179	0	9	733	0	967	2 998
Rive-Sud									
January 2009	497	124	46	0	69	1 255	0	1 118	3 109
January 2008	675	186	12	0	140	822	0	572	2 502
Vaudreuil-Soulanges									
January 2009	214	18	27	0	4	37	0	51	387
January 2008	338	12	60	0	0	60	12	103	585
Montréal CMA									
January 2009	1 876	330	586	0	215	5 991	0	3 641	12 895
January 2008	2 660	392	459	0	343	5 099	44	5 312	14 983

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
January 2009	33	6	22	0	5	298	0	300	664
January 2008	25	6	4	0	12	31	0	33	220
Laval									
January 2009	60	10	12	0	0	36	0	15	133
January 2008	75	6	0	0	0	11	0	93	185
Rive-Nord									
January 2009	178	4	29	0	0	45	0	42	298
January 2008	195	6	35	0	0	49	0	195	480
Rive-Sud									
January 2009	111	24	6	0	15	62	0	37	255
January 2008	128	24	0	0	13	49	0	19	233
Vaudreuil-Soulanges									
January 2009	38	4	8	0	0	0	0	0	50
January 2008	49	0	2	0	0	55	0	0	106
Montréal CMA									
January 2009	420	48	77	0	20	441	0	394	1 400
January 2008	472	42	41	0	25	195	0	340	1 224
COMPLETED & NOT ABSORBED									
Île de Montréal									
January 2009	53	32	19	0	34	891	0	1 457	2 486
January 2008	64	23	30	0	42	1 052	1	680	1 892
Laval									
January 2009	94	24	30	0	0	207	0	225	580
January 2008	101	14	1	0	8	178	0	343	645
Rive-Nord									
January 2009	288	37	46	0	3	272	0	588	1 234
January 2008	245	17	40	0	3	361	1	398	1 065
Rive-Sud									
January 2009	164	51	24	0	29	174	5	145	592
January 2008	114	47	5	0	26	227	0	258	677
Vaudreuil-Soulanges									
January 2009	56	9	19	0	7	87	0	9	187
January 2008	89	4	10	0	2	63	0	5	173
Montréal CMA									
January 2009	655	153	138	0	73	1 631	5	2 424	5 079
January 2008	613	105	86	0	81	1 881	2	1 684	4 452

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket January 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
January 2009	33	7	38	0	10	273	0	221	582
January 2008	23	6	12	0	16	220	0	84	361
Laval									
January 2009	67	10	6	0	0	34	0	75	192
January 2008	61	9	0	0	1	18	0	41	130
Rive-Nord									
January 2009	165	3	26	0	0	62	0	74	330
January 2008	186	6	32	0	0	41	0	65	330
Rive-Sud									
January 2009	103	25	5	0	14	70	0	31	248
January 2008	121	23	1	0	10	50	0	23	228
Vaudreuil-Soulanges									
January 2009	47	3	8	0	0	3	0	4	65
January 2008	48	2	9	0	2	5	0	0	66
Montréal CMA									
January 2009	415	48	83	0	24	442	0	405	1 417
January 2008	439	46	54	0	29	334	0	213	1 115

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Zone 1	0	0	0	0	0	7	0	0	0	7	-100,0
Zone 2	0	1	0	2	6	0	11	22	17	25	-32,0
Zone 3	1	0	0	0	0	16	58	0	59	16	**
Zone 4	0	1	0	2	0	0	98	204	98	207	-52,7
Zone 5	0	0	0	0	0	0	22	19	22	19	15,8
Zone 6	0	3	0	0	0	0	0	0	0	3	-100,0
Zone 7	1	1	0	0	0	0	0	30	1	31	-96,8
Zone 8	3	1	2	0	10	10	4	0	19	11	72,7
Zone 9	8	10	2	2	0	16	0	232	10	260	-96,2
Zone 10	4	6	18	8	0	0	28	33	50	47	6,4
Zone 11	13	19	0	10	0	7	111	15	124	51	143,1
Zone 12	3	14	2	2	0	0	248	29	253	45	**
Zone 13	12	14	0	8	0	0	0	0	12	22	-45,5
Zone 14	8	22	0	0	6	0	8	0	22	22	0,0
Zone 15	4	4	0	0	0	0	0	8	4	12	-66,7
Zone 16	5	5	0	0	0	8	0	0	5	13	-61,5
Zone 17	13	40	2	6	6	0	41	24	62	70	-11,4
Zone 18	13	10	4	2	0	0	18	24	35	36	-2,8
Zone 19	31	25	2	2	0	0	85	2	118	29	**
Zone 20	3	3	0	2	0	0	10	12	13	17	-23,5
Zone 21	5	9	4	0	0	0	57	16	66	25	164,0
Zone 22	9	27	0	0	0	0	9	27	18	54	-66,7
Zone 23	4	6	0	2	0	0	0	0	4	8	-50,0
Zone 24	11	5	0	4	0	0	45	60	56	69	-18,8
Zone 25	11	5	0	8	0	10	8	8	19	31	-38,7
Zone 26	13	15	0	0	0	0	3	3	16	18	-11,1
Zone 27	25	30	4	0	0	0	21	14	50	44	13,6
Montréal CMA	200	276	40	60	28	74	885	782	1 153	1 192	-3,3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - January 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Zone 1	0	0	0	0	0	7	0	0	0	7	-100,0
Zone 2	0	1	0	2	6	0	11	22	17	25	-32,0
Zone 3	1	0	0	0	0	16	58	0	59	16	**
Zone 4	0	1	0	2	0	0	98	204	98	207	-52,7
Zone 5	0	0	0	0	0	0	22	19	22	19	15,8
Zone 6	0	3	0	0	0	0	0	0	0	3	-100,0
Zone 7	1	1	0	0	0	0	0	30	1	31	-96,8
Zone 8	3	1	2	0	10	10	4	0	19	11	72,7
Zone 9	8	10	2	2	0	16	0	232	10	260	-96,2
Zone 10	4	6	18	8	0	0	28	33	50	47	6,4
Zone 11	13	19	0	10	0	7	111	15	124	51	143,1
Zone 12	3	14	2	2	0	0	248	29	253	45	**
Zone 13	12	14	0	8	0	0	0	0	12	22	-45,5
Zone 14	8	22	0	0	6	0	8	0	22	22	0,0
Zone 15	4	4	0	0	0	0	0	8	4	12	-66,7
Zone 16	5	5	0	0	0	8	0	0	5	13	-61,5
Zone 17	13	40	2	6	6	0	41	24	62	70	-11,4
Zone 18	13	10	4	2	0	0	18	24	35	36	-2,8
Zone 19	31	25	2	2	0	0	85	2	118	29	**
Zone 20	3	3	0	2	0	0	10	12	13	17	-23,5
Zone 21	5	9	4	0	0	0	57	16	66	25	164,0
Zone 22	9	27	0	0	0	0	9	27	18	54	-66,7
Zone 23	4	6	0	2	0	0	0	0	4	8	-50,0
Zone 24	11	5	0	4	0	0	45	60	56	69	-18,8
Zone 25	11	5	0	8	0	10	8	8	19	31	-38,7
Zone 26	13	15	0	0	0	0	3	3	16	18	-11,1
Zone 27	25	30	4	0	0	0	21	14	50	44	13,6
Montréal CMA	200	276	40	60	28	74	885	782	1 153	1 192	-3,3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Zone 1	0	7	0	0	0	0	0	0
Zone 2	6	0	0	0	11	22	0	0
Zone 3	0	16	0	0	58	0	0	0
Zone 4	0	0	0	0	26	32	0	172
Zone 5	0	0	0	0	22	19	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	30	0	0
Zone 8	10	10	0	0	4	0	0	0
Zone 9	0	16	0	0	0	0	0	232
Zone 10	0	0	0	0	28	33	0	0
Zone 11	0	7	0	0	89	15	22	0
Zone 12	0	0	0	0	12	20	236	9
Zone 13	0	0	0	0	0	0	0	0
Zone 14	6	0	0	0	2	0	6	0
Zone 15	0	0	0	0	0	8	0	0
Zone 16	0	8	0	0	0	0	0	0
Zone 17	6	0	0	0	24	24	17	0
Zone 18	0	0	0	0	18	6	0	18
Zone 19	0	0	0	0	0	2	85	0
Zone 20	0	0	0	0	10	6	0	6
Zone 21	0	0	0	0	22	16	35	0
Zone 22	0	0	0	0	9	0	0	27
Zone 23	0	0	0	0	0	0	0	0
Zone 24	0	0	0	0	36	60	9	0
Zone 25	0	10	0	0	8	8	0	0
Zone 26	0	0	0	0	0	0	3	3
Zone 27	0	0	0	0	6	6	15	8
Montréal CMA	28	74	0	0	385	307	428	475

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	0	7	0	0	0	0	0	0
Zone 2	6	0	0	0	11	22	0	0
Zone 3	0	16	0	0	58	0	0	0
Zone 4	0	0	0	0	26	32	0	172
Zone 5	0	0	0	0	22	19	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	30	0	0
Zone 8	10	10	0	0	4	0	0	0
Zone 9	0	16	0	0	0	0	0	232
Zone 10	0	0	0	0	28	33	0	0
Zone 11	0	7	0	0	89	15	22	0
Zone 12	0	0	0	0	12	20	236	9
Zone 13	0	0	0	0	0	0	0	0
Zone 14	6	0	0	0	2	0	6	0
Zone 15	0	0	0	0	0	8	0	0
Zone 16	0	8	0	0	0	0	0	0
Zone 17	6	0	0	0	24	24	17	0
Zone 18	0	0	0	0	18	6	0	18
Zone 19	0	0	0	0	0	2	85	0
Zone 20	0	0	0	0	10	6	0	6
Zone 21	0	0	0	0	22	16	35	0
Zone 22	0	0	0	0	9	0	0	27
Zone 23	0	0	0	0	0	0	0	0
Zone 24	0	0	0	0	36	60	9	0
Zone 25	0	10	0	0	8	8	0	0
Zone 26	0	0	0	0	0	0	3	3
Zone 27	0	0	0	0	6	6	15	8
Montréal CMA	28	74	0	0	385	307	428	475

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Zone 1	0	7	0	0	0	0	0	7
Zone 2	8	3	9	22	0	0	17	25
Zone 3	1	16	58	0	0	0	59	16
Zone 4	2	5	24	30	0	172	98	207
Zone 5	0	0	22	19	0	0	22	19
Zone 6	0	3	0	0	0	0	0	3
Zone 7	1	1	0	30	0	0	1	31
Zone 8	15	11	4	0	0	0	19	11
Zone 9	10	28	0	0	0	232	10	260
Zone 10	22	14	28	33	0	0	50	47
Zone 11	13	36	89	15	22	0	124	51
Zone 12	5	16	12	20	236	9	253	45
Zone 13	12	22	0	0	0	0	12	22
Zone 14	16	22	0	0	6	0	22	22
Zone 15	4	8	0	4	0	0	4	12
Zone 16	5	13	0	0	0	0	5	13
Zone 17	23	50	22	20	17	0	62	70
Zone 18	19	12	16	6	0	18	35	36
Zone 19	33	29	0	0	85	0	118	29
Zone 20	3	5	10	6	0	6	13	17
Zone 21	9	9	22	16	35	0	66	25
Zone 22	9	27	9	0	0	27	18	54
Zone 23	4	8	0	0	0	0	4	8
Zone 24	11	9	36	60	9	0	56	69
Zone 25	11	17	8	14	0	0	19	31
Zone 26	13	15	0	0	3	3	16	18
Zone 27	29	30	6	6	15	8	50	44
Montréal CMA	278	416	375	301	428	475	1 153	1 192

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	0	7	0	0	0	0	0	7
Zone 2	8	3	9	22	0	0	17	25
Zone 3	1	16	58	0	0	0	59	16
Zone 4	2	5	24	30	0	172	98	207
Zone 5	0	0	22	19	0	0	22	19
Zone 6	0	3	0	0	0	0	0	3
Zone 7	1	1	0	30	0	0	1	31
Zone 8	15	11	4	0	0	0	19	11
Zone 9	10	28	0	0	0	232	10	260
Zone 10	22	14	28	33	0	0	50	47
Zone 11	13	36	89	15	22	0	124	51
Zone 12	5	16	12	20	236	9	253	45
Zone 13	12	22	0	0	0	0	12	22
Zone 14	16	22	0	0	6	0	22	22
Zone 15	4	8	0	4	0	0	4	12
Zone 16	5	13	0	0	0	0	5	13
Zone 17	23	50	22	20	17	0	62	70
Zone 18	19	12	16	6	0	18	35	36
Zone 19	33	29	0	0	85	0	118	29
Zone 20	3	5	10	6	0	6	13	17
Zone 21	9	9	22	16	35	0	66	25
Zone 22	9	27	9	0	0	27	18	54
Zone 23	4	8	0	0	0	0	4	8
Zone 24	11	9	36	60	9	0	56	69
Zone 25	11	17	8	14	0	0	19	31
Zone 26	13	15	0	0	3	3	16	18
Zone 27	29	30	6	6	15	8	50	44
Montréal CMA	278	416	375	301	428	475	1,153	1,192

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	% Change
Zone 1	0	0	2	0	11	0	0	0	13	0	n/a
Zone 2	1	0	0	0	0	12	158	0	159	12	**
Zone 3	0	4	0	0	0	0	30	0	30	4	**
Zone 4	0	0	0	0	0	0	30	17	30	17	76,5
Zone 5	0	0	0	0	8	0	291	27	299	27	**
Zone 6	1	0	0	0	0	0	0	0	1	0	n/a
Zone 7	1	1	0	0	0	0	0	33	1	34	-97,1
Zone 8	5	2	0	0	5	0	32	0	42	2	**
Zone 9	18	11	2	2	3	4	16	0	39	17	129,4
Zone 10	7	7	2	4	0	0	41	96	50	107	-53,3
Zone 11	15	25	4	0	12	0	33	104	64	129	-50,4
Zone 12	13	26	2	0	0	0	12	0	27	26	3,8
Zone 13	32	24	4	6	0	0	6	0	42	30	40,0
Zone 14	28	28	0	0	6	0	2	12	36	40	-10,0
Zone 15	16	24	0	0	0	0	14	10	30	34	-11,8
Zone 16	24	25	4	0	0	0	20	21	48	46	4,3
Zone 17	51	51	0	0	3	3	33	192	87	246	-64,6
Zone 18	33	33	0	4	0	6	6	24	39	67	-41,8
Zone 19	26	34	0	2	0	0	32	11	58	47	23,4
Zone 20	13	12	0	2	0	0	22	0	35	14	150,0
Zone 21	11	12	4	2	0	0	28	6	43	20	115,0
Zone 22	21	29	4	6	11	7	15	4	51	46	10,9
Zone 23	14	15	6	2	0	0	0	16	20	33	-39,4
Zone 24	16	23	4	2	7	6	22	39	49	70	-30,0
Zone 25	14	21	6	8	3	0	12	3	35	32	9,4
Zone 26	22	16	0	2	0	0	0	0	22	18	22,2
Zone 27	38	49	4	0	8	0	0	57	50	106	-52,8
Montréal CMA	420	472	48	42	77	38	855	672	1 400	1 224	14,4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Zone 1	0	0	2	0	11	0	0	0	13	0	n/a
Zone 2	1	0	0	0	0	12	158	0	159	12	**
Zone 3	0	4	0	0	0	0	30	0	30	4	**
Zone 4	0	0	0	0	0	0	30	17	30	17	76,5
Zone 5	0	0	0	0	8	0	291	27	299	27	**
Zone 6	1	0	0	0	0	0	0	0	1	0	n/a
Zone 7	1	1	0	0	0	0	0	33	1	34	-97,1
Zone 8	5	2	0	0	5	0	32	0	42	2	**
Zone 9	18	11	2	2	3	4	16	0	39	17	129,4
Zone 10	7	7	2	4	0	0	41	96	50	107	-53,3
Zone 11	15	25	4	0	12	0	33	104	64	129	-50,4
Zone 12	13	26	2	0	0	0	12	0	27	26	3,8
Zone 13	32	24	4	6	0	0	6	0	42	30	40,0
Zone 14	28	28	0	0	6	0	2	12	36	40	-10,0
Zone 15	16	24	0	0	0	0	14	10	30	34	-11,8
Zone 16	24	25	4	0	0	0	20	21	48	46	4,3
Zone 17	51	51	0	0	3	3	33	192	87	246	-64,6
Zone 18	33	33	0	4	0	6	6	24	39	67	-41,8
Zone 19	26	34	0	2	0	0	32	11	58	47	23,4
Zone 20	13	12	0	2	0	0	22	0	35	14	150,0
Zone 21	11	12	4	2	0	0	28	6	43	20	115,0
Zone 22	21	29	4	6	11	7	15	4	51	46	10,9
Zone 23	14	15	6	2	0	0	0	16	20	33	-39,4
Zone 24	16	23	4	2	7	6	22	39	49	70	-30,0
Zone 25	14	21	6	8	3	0	12	3	35	32	9,4
Zone 26	22	16	0	2	0	0	0	0	22	18	22,2
Zone 27	38	49	4	0	8	0	0	57	50	106	-52,8
Montréal CMA	420	472	48	42	77	38	855	672	1 400	1 224	14,4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market January 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Zone 1	11	0	0	0	0	0	0	0
Zone 2	0	12	0	0	155	0	3	0
Zone 3	0	0	0	0	30	0	0	0
Zone 4	0	0	0	0	30	4	0	0
Zone 5	8	0	0	0	0	27	291	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	0	33
Zone 8	5	0	0	0	32	0	0	0
Zone 9	3	4	0	0	16	0	0	0
Zone 10	0	0	0	0	35	0	6	0
Zone 11	12	0	0	0	18	11	15	93
Zone 12	0	0	0	0	12	0	0	0
Zone 13	0	0	0	0	6	0	0	0
Zone 14	6	0	0	0	2	6	0	6
Zone 15	0	0	0	0	10	10	4	0
Zone 16	0	0	0	0	20	21	0	0
Zone 17	3	3	0	0	21	24	12	168
Zone 18	0	6	0	0	6	3	0	21
Zone 19	0	0	0	0	6	11	26	0
Zone 20	0	0	0	0	22	0	0	0
Zone 21	0	0	0	0	28	6	0	0
Zone 22	11	7	0	0	0	4	15	0
Zone 23	0	0	0	0	0	0	0	16
Zone 24	7	6	0	0	12	39	10	0
Zone 25	3	0	0	0	0	0	12	3
Zone 26	0	0	0	0	0	0	0	0
Zone 27	8	0	0	0	0	57	0	0
Montréal CMA	77	38	0	0	461	223	394	340

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	11	0	0	0	0	0	0	0
Zone 2	0	12	0	0	155	0	3	0
Zone 3	0	0	0	0	30	0	0	0
Zone 4	0	0	0	0	30	4	0	0
Zone 5	8	0	0	0	0	27	291	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	0	33
Zone 8	5	0	0	0	32	0	0	0
Zone 9	3	4	0	0	16	0	0	0
Zone 10	0	0	0	0	35	0	6	0
Zone 11	12	0	0	0	18	11	15	93
Zone 12	0	0	0	0	12	0	0	0
Zone 13	0	0	0	0	6	0	0	0
Zone 14	6	0	0	0	2	6	0	6
Zone 15	0	0	0	0	10	10	4	0
Zone 16	0	0	0	0	20	21	0	0
Zone 17	3	3	0	0	21	24	12	168
Zone 18	0	6	0	0	6	3	0	21
Zone 19	0	0	0	0	6	11	26	0
Zone 20	0	0	0	0	22	0	0	0
Zone 21	0	0	0	0	28	6	0	0
Zone 22	11	7	0	0	0	4	15	0
Zone 23	0	0	0	0	0	0	0	16
Zone 24	7	6	0	0	12	39	10	0
Zone 25	3	0	0	0	0	0	12	3
Zone 26	0	0	0	0	0	0	0	0
Zone 27	8	0	0	0	0	57	0	0
Montréal CMA	77	38	0	0	461	223	394	340

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008	Jan 2009	Jan 2008
Zone 1	13	0	0	0	0	0	13	0
Zone 2	1	0	155	12	3	0	159	12
Zone 3	0	4	30	0	0	0	30	4
Zone 4	0	0	30	4	0	0	30	17
Zone 5	8	0	0	27	291	0	299	27
Zone 6	1	0	0	0	0	0	1	0
Zone 7	1	1	0	0	0	33	1	34
Zone 8	5	2	37	0	0	0	42	2
Zone 9	23	17	16	0	0	0	39	17
Zone 10	9	11	35	0	6	0	50	107
Zone 11	31	25	18	11	15	93	64	129
Zone 12	15	26	12	0	0	0	27	26
Zone 13	36	30	6	0	0	0	42	30
Zone 14	36	28	0	6	0	6	36	40
Zone 15	26	34	0	0	4	0	30	34
Zone 16	30	29	18	17	0	0	48	46
Zone 17	54	62	21	16	12	168	87	246
Zone 18	33	43	6	3	0	21	39	67
Zone 19	32	40	0	7	26	0	58	47
Zone 20	13	14	22	0	0	0	35	14
Zone 21	15	14	28	6	0	0	43	20
Zone 22	28	35	8	11	15	0	51	46
Zone 23	20	17	0	0	0	16	20	33
Zone 24	20	25	19	45	10	0	49	70
Zone 25	23	29	0	0	12	3	35	32
Zone 26	22	18	0	0	0	0	22	18
Zone 27	50	51	0	55	0	0	50	106
Montréal CMA	545	555	461	220	394	340	1 400	1 224

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - January 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Zone 1	13	0	0	0	0	0	13	0
Zone 2	1	0	155	12	3	0	159	12
Zone 3	0	4	30	0	0	0	30	4
Zone 4	0	0	30	4	0	0	30	17
Zone 5	8	0	0	27	291	0	299	27
Zone 6	1	0	0	0	0	0	1	0
Zone 7	1	1	0	0	0	33	1	34
Zone 8	5	2	37	0	0	0	42	2
Zone 9	23	17	16	0	0	0	39	17
Zone 10	9	11	35	0	6	0	50	107
Zone 11	31	25	18	11	15	93	64	129
Zone 12	15	26	12	0	0	0	27	26
Zone 13	36	30	6	0	0	0	42	30
Zone 14	36	28	0	6	0	6	36	40
Zone 15	26	34	0	0	4	0	30	34
Zone 16	30	29	18	17	0	0	48	46
Zone 17	54	62	21	16	12	168	87	246
Zone 18	33	43	6	3	0	21	39	67
Zone 19	32	40	0	7	26	0	58	47
Zone 20	13	14	22	0	0	0	35	14
Zone 21	15	14	28	6	0	0	43	20
Zone 22	28	35	8	11	15	0	51	46
Zone 23	20	17	0	0	0	16	20	33
Zone 24	20	25	19	45	10	0	49	70
Zone 25	23	29	0	0	12	3	35	32
Zone 26	22	18	0	0	0	0	22	18
Zone 27	50	51	0	55	0	0	50	106
Montréal CMA	545	555	461	220	394	340	1 400	1 224

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
January 2009	0	0,0	6	18,2	13	39,4	7	21,2	7	21,2	33	380 000	432 727
January 2008	1	4,3	4	17,4	6	26,1	3	13,0	9	39,1	23	415 000	491 565
Year-to-date 2009	0	0,0	6	18,2	13	39,4	7	21,2	7	21,2	33	380 000	432 727
Year-to-date 2008	1	4,3	4	17,4	6	26,1	3	13,0	9	39,1	23	415 000	491 565
Laval													
January 2009	0	0,0	3	4,5	22	32,8	27	40,3	15	22,4	67	400 000	442 269
January 2008	0	0,0	17	27,9	21	34,4	17	27,9	6	9,8	61	370 000	372 623
Year-to-date 2009	0	0,0	3	4,5	22	32,8	27	40,3	15	22,4	67	400 000	442 269
Year-to-date 2008	0	0,0	17	27,9	21	34,4	17	27,9	6	9,8	61	370 000	372 623
North Shore													
January 2009	5	3,0	68	41,2	48	29,1	32	19,4	12	7,3	165	310 000	340 952
January 2008	11	5,9	81	43,5	51	27,4	31	16,7	12	6,5	186	300 000	324 059
Year-to-date 2009	5	3,0	68	41,2	48	29,1	32	19,4	12	7,3	165	310 000	340 952
Year-to-date 2008	11	5,9	81	43,5	51	27,4	31	16,7	12	6,5	186	300 000	324 059
South Shore													
January 2009	4	3,9	35	34,0	34	33,0	19	18,4	11	10,7	103	310 000	338 680
January 2008	10	8,3	49	40,5	36	29,8	19	15,7	7	5,8	121	300 000	317 140
Year-to-date 2009	4	3,9	35	34,0	34	33,0	19	18,4	11	10,7	103	310 000	338 680
Year-to-date 2008	10	8,3	49	40,5	36	29,8	19	15,7	7	5,8	121	300 000	317 140
Vaudreuil-Soulanges													
January 2009	9	19,1	10	21,3	14	29,8	12	25,5	2	4,3	47	325 000	318 191
January 2008	11	22,9	16	33,3	19	39,6	2	4,2	0	0,0	48	255 000	264 896
Year-to-date 2009	9	19,1	10	21,3	14	29,8	12	25,5	2	4,3	47	325 000	318 191
Year-to-date 2008	11	22,9	16	33,3	19	39,6	2	4,2	0	0,0	48	255 000	264 896
Montréal CMA													
January 2009	18	4,3	122	29,4	131	31,6	97	23,4	47	11,3	415	350 000	361 465
January 2008	33	7,5	167	38,0	133	30,3	72	16,4	34	7,7	439	300 000	331 207
Year-to-date 2009	18	4,3	122	29,4	131	31,6	97	23,4	47	11,3	415	350 000	361 465
Year-to-date 2008	33	7,5	167	38,0	133	30,3	72	16,4	34	7,7	439	300 000	331 207

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2009						
Submarket	Jan 2009	Jan 2008	% Change	YTD 2009	YTD 2008	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	--	--	n/a
Zone 9	432 632	--	n/a	432 632	--	n/a
Zone 10	--	--	n/a	--	--	n/a
Zone 11	605 231	447 857	35,1	605 231	447 857	35,1
Zone 12	--	352 917	n/a	--	352 917	n/a
Zone 13	389 644	347 391	12,2	389 644	347 391	12,2
Zone 14	283 200	277 083	2,2	283 200	277 083	2,2
Zone 15	306 538	301 190	1,8	306 538	301 190	1,8
Zone 16	441 810	469 583	-5,9	441 810	469 583	-5,9
Zone 17	373 039	312 317	19,4	373 039	312 317	19,4
Zone 18	326 700	305 789	6,8	326 700	305 789	6,8
Zone 19	283 520	305 395	-7,2	283 520	305 395	-7,2
Zone 20	--	289 500	n/a	--	289 500	n/a
Zone 21	355 833	252 727	40,8	355 833	252 727	40,8
Zone 22	360 429	328 966	9,6	360 429	328 966	9,6
Zone 23	292 000	247 733	17,9	292 000	247 733	17,9
Zone 24	409 615	404 762	1,2	409 615	404 762	1,2
Zone 25	405 769	366 190	10,8	405 769	366 190	10,8
Zone 26	248 571	232 357	7,0	248 571	232 357	7,0
Zone 27	318 191	264 896	20,1	318 191	264 896	20,1
Montréal CMA	361 465	331 207	9,1	361 465	331 207	9,1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity (Single Family Homes, Plex(2-5 units), Condo) Montréal January 2009							
		Number of Sales	Yr/Yr (%)	Number of Active Listings	Yr/Yr (%)	Average Price ($) (Single-Family Home)	Yr/Yr (%)
2008	January	2 631	-8,2	23 557	-4,1	247 013	8,9
	February	4 468	2,0	25 316	-2,3	244 993	4,7
	March	4 987	-7,5	25 686	-0,6	250 451	4,2
	April	5 130	0,3	25 627	3,1	255 992	4,2
	May	4 510	-9,6	25 114	7,5	262 845	3,1
	June	3 723	1,0	22 291	10,2	268 210	4,0
	July	2 866	-2,3	21 663	12,3	270 410	5,0
	August	2 661	-6,8	22 069	11,4	261 178	6,1
	September	3 031	11,7	23 165	10,2	261 457	4,1
	October	2 906	-16,8	24 364	9,8	257 254	-1,4
	November	2 293	-31,6	25 805	13,5	261 928	1,5
	December	1 710	-28,9	23 198	17,1	267 045	1,8
2009	January	1 662	-36,8	26 273	11,5	252 450	2,2
	February						
	March						
	April						
	May						
	June						
	July						
	August						
	September						
	October						
	November						
	December						

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)
Source : Québec Federation of Real Estate Boards (QFREB) by Centris™
Note: MLS® data are now compiled by the QFREB. Since the compilation rules are slightly different (for example, lots are now included), all the data presented in this report were adjusted.

Table 6: Economic Indicators
January 2009

		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7,35	7,39	157,9	110,8	1 913	6,9	67,4	705
	February	718	7,25	7,29	159,5	111,3	1 910	7,2	67,4	708
	March	712	7,15	7,19	159,4	111,5	1 907	7,2	67,3	712
	April	700	6,95	6,99	159,2	112,2	1 902	7,5	67,3	714
	May	679	6,15	6,65	162,0	113,4	1 897	7,5	67,1	717
	June	710	6,95	7,15	162,2	113,8	1 893	7,5	66,8	725
	July	710	6,95	7,15	162,3	113,9	1 891	7,5	66,7	731
	August	691	6,65	6,85	163,4	113,3	1 892	7,4	66,6	737
	September	691	6,65	6,85	163,2	113,8	1 895	7,4	66,7	735
	October	713	6,35	7,20	163,2	112,9	1 900	7,4	66,8	735
	November	713	6,35	7,20	163,7	112,4	1 904	7,5	66,9	737
	December	685	5,60	6,75	163,7	111,8	1 905	7,5	66,9	740
2009	January	627	5,00	5,79		111,7	1 895	7,8	66,7	748
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usualy happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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